RESIDENTIAL OCCUPANT
SEC. 34.66 P L & R
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LEMON GROVE CALIFORNIA

ELECTION SPECIAL

Lemon Grove Review **Extra!**

ELECTION SPECIAL — LEMON GROVE, CALIFORNIA, JANUARY 4th, 1955

Yes Vote Urged By Civic Leaders

Major Questions and Easy Answers for Better Understanding of Incorporation

A special committee was formed to give the answers posed most by persons who want a better knowledge of incorporation. This committee was made up of members at random of Organizations United for Incorporation.

1. WHEN IS THE ELECTION?

January 10, 1955, 7 a.m. to 7 p.m.

2. Voting Precincts?

Regular voting places as notified by the County Registrar of Voters. (See 26 precincts article elsewhere in this issue.)

3. Who Votes?

All registered voters of the proposed city voters who did not vote at the last national primary or general election are ineligible to vote in this election.

5. What will be on the ballot? Will the city have a mayor? How is he chosen?

You will choose five councilmen from the list of candidates as well as a city clerk and city treasurer. You will vote for Incorporation or against it. You will vote for a manager form of city government or against it.

The city will not elect a mayor —the city council will elect from their members a chairman or president of the council.

6. What revenues will we get as a city that we don't get as an unincorporated area?

Taxes that we are now paying and that are going to the county. These include automobile gasoline and license tax, state franchise tax on public utiilties, refunds from fines and penalties and many others. These refunds are now being paid by the State of California to San Diego County. They amount to more than $186,000.00.

Other revenues that we are now paying to the county and that the city would receive, if incorporated, are business licenses, building permits, liquor and other revenues.

All the revenue received must be used for the benefit of Lemon Grove.

7. How much city tax can the city council levy?

State law would prohibit the city council from levying more than 40 cents in addition to the already existing fire rate. The proposed budget indicates an increase of only 20 cents per $100.00 assessed valuation. This would amount to only a $6.00 a year increase for the average homeowner.

8. What are some of the services the city would provide?

Local government and control —adequate zoning.

Police protection—traffic control, etc.

Trash and garbage collection—better health and safety.

Fire protection—Decreased insurance rates.

Street maintenance—Increased property values.

Parks and recreation—Juvenile program.

Street lighting—Crime prevention.

9. What effect would Incorporation have on the local court?

It would increase the work load with no increase of pay. The Homeland Justice Court would not belong to the City of Lemon Grove but would remain the property of the Homeland Judicial District. This would not be changed. The court would, however, hear cases involving violations in the city.

10. How will incorporation affect the fire district?

State law provides that a Sixth Class city furnish fire protection and police protection. The city would, therefore, consolidate the fire department into the city administration, thereby reducing adminstrative costs. This would prevent shrinkage of the district by annexation which would ultimately increase taxes.

11. How will incorporation effect the school district?

A smaller school district means higher school taxes. Incorporation would consolidate our district, preventing unimproved property, suitable for industrial purposes, such as the Scott-Walker project, from being annexed to our neighboring cities.

12. How will Incorporation effect the Hospital District?

It will have no effect whatsoever. The 20 cent tax, you now pay for the Hospital District will be the same rate that has been indicated by the proposed city budget.

13. How will incorporation effect the sewer problem?

Incorporation will supply experienced administrators to assist the districts within the city limits in resolving their sanitation problems. It will be incumbent upon the city administration to do so.

14. Will the city install sidewalks, curbs, and street improvements?

Not at public expense — these improvements can be made at the election of the property owners involved. There, again, the city would supply the administrative ability and knowledge.

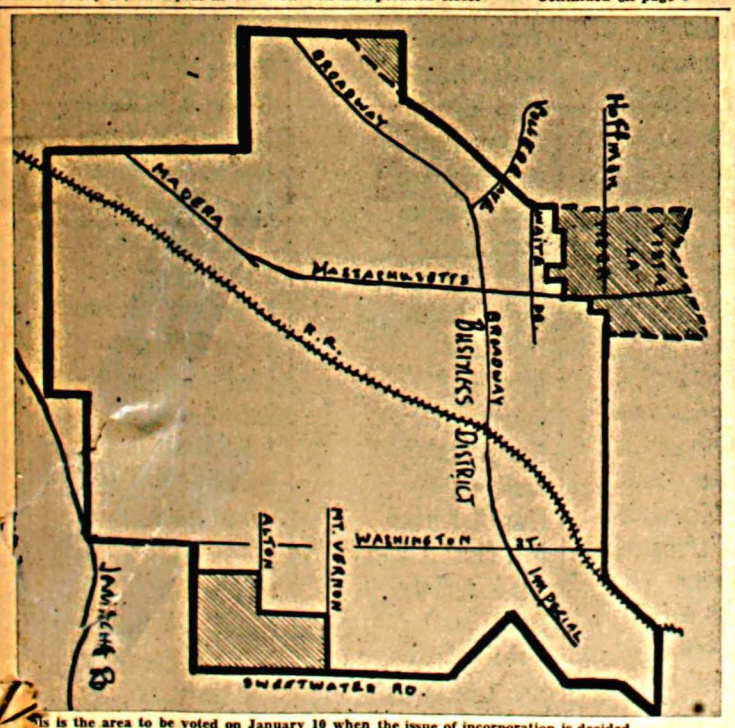
15. What laws regulate the operation of a Sixth Class city?

The State of California provides a detailed blueprint by which a sixth class city, such as Lemon Grove, must operate.

16. What will be the effect of the exclusions?

None—All the exclusions were anticipated and allowances were made in the proposed budget. The population estimate before the exclusion of Vista La Mesa, the only totally improved area excluded, was in excess of 20,500. The population now is in excess of 18,500, the figure used in computing the budget. The Los Altos

Continued on page 3



This is the area to be voted on January 10 when the issue of incorporation is decided.

The shaded areas have been excluded. Other sections asking the supervisors for exclusion, were left in.

Lemon Grove city, if favored in the vote, would be five square miles, and would roughly equal the present fire district. No schools would be cut out.

Five councilmen, city clerk, and city treasurer will be voted on. Decision as to manager type of city or not will be resolved along with issue of incorporation.

'Incorporation Cost to Be $2 for Each $1,000 Assessed Valuation'—Betts

By BERT A. BETTS, C.P.A.

This budget has been prepared in answer to the question "How much will Incorporation cost?"

The budget was prepared by comparing the budgets of cities of comparable size in neighboring communities. To this was applied the knowledge of local conditions. A committee of six spent many days developing this proposed budget. Every attempt was made to prepare the budget on a conservative basis by making low estimates on the revenues and high estimates on the expenditures.

In answer to the specific question "What will it cost?" this proposed budget would require a 20c additional tax rate which, with the 60c rate levied for the Fire District, would make a total city tax rate of 80c. The next effect of this is that on a home assessed at $3,000 the increase in taxes would be $6 per year—on a home assessed at $5,000 the increase in taxes would be $10 per year. In this county real property is assessed at approximately one third the market value.

This budget was prepared prior to the exclusion of Vista La Mesa and two other small areas. The net effect of these exclusions would be to change the estimated revenue from Fire District taxation from $84,000 to $75,000 with a like change in the estimated expenditures. The Fire Commissioners feel confident that they will be able to provide the services required by continuing at a 60c tax rate and they even believe it will be possible to reduce this rate in the future.

The exclusions would reduce the assessed valuation from 14 million to 12 million 500 thousand dollars, which would reduce the funds available from property tax from $28,000 to $25,000. This $3,000 could be absorbed by eliminating the $3,000 for capital outlay or reducing the funds set aside for parks and recreation, or the funds set aside for contingencies.

In computing the revenue of funds returned from the state, a figure of three times the registered voters is used. The proposed incorporated area, after exclusion of Vista La Mesa, is still in excess of 6,000 people which would leave the budget revenues still intact.

Careful study of the proposed budget reveals that a 20c additional tax rate, or an expenditure of $25,00 in local funds, will assure the return in state funds of approximately $150,000.

This proposed budget would proved the following services for the community: police protection; fire protection; building inspection and zoning; road maintenance; street cleaning; rubbish disposal; as well as $25,000 to be expended for development of parks and recreation. This amount would provide an adequate city recreation program and funds to be set aside for establishment of other recreation facilities.

PROPOSED CITY OF LEMON GROVE
BUDGET ESTIMATE
FOR ONE YEAR'S OPERATION

ETIMATED REVENUE		
Motor Vehicle, in-lieu		$ 82,800.00
Gas Tax Returns		54,000.00
Liquor Licenses		3,000.00
Fines, Forfeitures, and Penalties		10,000.00
Business Licenses		20,000.00
Building Permits		10,000.00
Franchise		11,300.00
State Highway Cleaning		2,100.00
Misc. Fees and Refunds		6,000.00
Fire District Taxation		84,000.00
TOTAL ANTICIPATED REVENUE		$283,200.00
ESTIMATED EXPENDITURES		
Administration		
City Manager	$ 8,500.00	
Clerical Assistance	5,000.00	
Elections and Advertising	1,200.00	
Rent	1,800.00	
Insurance	1,000.00	
Misc. (supplies, phone, etc.)	1,000.00	
City Clerk	3,600.00	
Treasurer (part time)	1,800.00	
City Attorney	4,200.00	
Audit	500.00	
Non-recurring first year professional expenditures	10,000.00	38,600.00
Police Department		
Salaries (9 men including chief)	42,000.00	
Equipment (lease of automotive, purchase radio, misc.)	1,800.00	
Maintenance of Equipment, clerical help, misc.	10,000.00	53,800.00
Fire Department		
Same as estimated revenue		84,000.00
Planning Department		
Building Inspector or Zoning Administrator	5,000.00	
Misc. Supplies, part time salary, etc.	2,600.00	7,600.00
Public Works		
Director	5,000.00	
Road Fund	54,000.00	
Rubbish Disposal	25,200.00	
Street Cleaning	5,000.00	89,200.00
Recreation and Parks		25,000.00
Retirement Fund		5,000.00
*Available for Capital Outlay		3,000.00
Allowance for Contingencies (Surplus)		5,000.00
TOTAL ESTIMATED EXPENDITURES		$311,200.00
DIFFERENCE		28,000.00
20c PROPERTY TAX WILL MAKE AVAILABLE		28,000.00
ESTIMATED REVENUES EQUAL ESTIMATED EXPENDITURES		-0-

* (a) ½c Sales tax would produce an additional $ 40,000.00
(b) 1c Sales tax would produce an additional 80,000.00
(c) Christmas tree fund should make available 180,000.00

INCORPORATION WON'T EFFECT L. G. SCHOOLS

By BYRON NETZLEY

Supt. L. G. Elementary Schools

How would incorporation affect the schools in Lemon Grove? Despite rumors to the contrary the incorporation of Lemon Grove as a sixth class city will have no effect on the organization of the Lemon Grove School District nor the Grossmont High School District. The matter of incorporation is in no way related to the question of whether high school pupils in Lemon Grove will attend Helix or Grossmont High Schools. This fact may be verified by the County Superintendent of Schools or by the school officials in the districts affected.

Incorporation will have one beneficial effect on the Lemon Grove School District, however, in that the City Council will be a legal body that can negotiate with other agencies in behalf of the school district and may be able to prevent the continued lopping off of portions of the school district which has taken place in the past few years.

DEAR EDITOR:

Here is a letter, writen by Rev. Dan Apra, pastor of the First Congregational Church in Lemon Grove, following a long exchange of letters between a proponent and an opponent of incorporation.

It is republished here because it describes so clearly the feelings of some of those persons who have worked sincerely and earnestly to bring about better community conditions.

Because it is easier to sit back and take pot-shots at "doers," the group this letter is aimed at can be easily described, since they have a tendency to oppose everything, never assessing the good from the bad . . . but instead, saying, in effect, "Nothing is good . . . everything is bad."

Signed:
The O. U. for I. Committee
On Research

Dear Editor:

How many of these half-truths and lies, accusations and insinuations should we be expected to

Cont. on Page 3

Incorporate or Annex Says Casteel

The Information and Education Committee of the Organizations United for Incorporation was assigned the task of reconstructing the facts leading up to this election. This report was made up by members who saw and heard these events. The committee can corroborate this list.

The Lemon Grove Men's Club was told last summer by its returning chairman, George Casteel, that our community must either incorporate or annex to an incorporated city. Casteel had just returned from an extended vacation during which much consideration was given to our community problems and comparisons were made with other cities visited by him.

The statement by Casteel touched off a series of action and reactions to result on January 10 in an election to incorporate the area. For months the club had considered three alternatives, "Status Quo," "Annexation" and "Incorporation."

Members were demanding of Harry Griffen, temporary chairman, that the issues under study be narrowed by voting to eliminate further consideration of "Status Quo." Griffen tried to close the meeting and avoid a showdown, but the club after so much hard work was in no mood to be controlled by its temporary chairman. By a unanimous show of hands it was voted to limit further studies to the proposal to incorporate and to the possibility of annexation to San Diego.

The assistant city manager of San Diego was invited to speak to the club and to prepare a report setting forth terms upon which San Diego desired to annex Lemon Grove. The annexation report was subsequently rejected by every group which studied and considered it.

Shortly thereafter, Griffen, with aid of non-resident La Mesa business men, organized and became first president of the infant Lemon Grove Rotary Club.

This club then announced that they would make a separate study and give the community the "true facts." A prediction has been made by Griffen's business associates, also non residents of the proposed city, that the club will oppose incorporation.

Homeowners and resident citizen groups have rejected both annexation and status quo as a solution of our community problems.

Most opposition to incorporation springs from non-resident owners of local super-markets and chain stores aided by local promoters and sub-dividers and owners of commercial rentals. The opponents have not openly stated their opposition. No public meetings were sponsored by them. No information has been supplied to the public by this group. Information has been distributed by the group for incorporation since June and public meetings were held to answer the public's questions. It is obvious that if a deluge of anti-incorporation material is released this late in the race, it would be held back for the purpose of denying an answer and to avoid being publicly exposed.

Inquiring Photographer

SHOULD WE INCORPORATE?

What do average Lemon Grovans think of Incorporation?

The Review sent its inquiring photographer, Hal Lenox along the main stem of the community one day last week with the assignment to find out.

While many people declined to comment, a reasonable sampling was acquired.

Who these people are and what they said is listed herewith:

Morris Blatt, 7110 Mt. Vernon, a retired resident, said "It will come eventually . . . it's only a question of time. Incorporation may cost a little extra at first but it will balance out."

Mrs. Bernard Worland, 7412 Central Avenue, stands astutely against the issue. "Taxes will go higher. We can't have more services without paying more money," said. "I'd rather stay just like we are and not incorporate."

Frank McManus, who resides at the Lemon Grove Trailer Court on Broadway is a Mayfair employee. "I'd like to see the town get incorporated," McManus said. "Anything we do is better than annexing to San Diego and I'm afraid the next step is that unless we incorporate. I believe we can get a better deal for less money by incorporating."

Lester A. Peters of 3737 Grove St. believes the election for incorporation will succeed. "There are enough progressive minded people in Lemon Grove to see it through," he said. "These people see the need for better things for the city and they'll pass the issue."

Mrs. C. O. Johnson, 7572 Waite Dr., believes the community will incorporate. "It will succeed," says she, "because Lemon Grove is growing so fast that a plan is mandatory. I think we can get good city government by being governed by a group of our own residents."

M. L. Pryor, 2555 Cypress Ave., wants incorporation to pass. "We need the improvements that incorporation offers," he said. "We can get better protection from the basic service groups such as better police protection and an extended fire protection service. Street lights would help in this respect, too."

There is nothing sinister about incorporation—It is done all over the U. S.

VOTE 'YES' JANUARY 10th

WE URGE "YES" ON INCORPORATION

THE FOLLOWING LOCAL RESIDENTS SOLICIT YOUR FAVORABLE VOTE ON JANUARY 10th

Harmon Russell
Langford & Long
Dr. Thayer Crow
L. Hussey
Paul Hendricks
John Dial
Bob Gauldin
Dr. Don Johnson
Betts & Munden, C.P.A.
Byron Netzley
Louis Glasser
Harry L. Wilson
V. J. Dorman
Bill Vandenburg
Bob Sutton
Max Goodwin
Bob Browns
Jerry Walters
Dr. Robert Swenson
W. B. Buttermore
F. R. Faucher
F. G. Gigliotti
Rex E. Foster
Paul Reynolds
Bill Nienaber
Norman F. Lighthart
Rev. Dan Apra
Virginia Apra
Frank Armstrong
Dorothy Armstrong
Lillie Allison
Charles Allen
Mrs. Charles Allen
Harry Alexander
Esther Alexander
Sommer Alpert
Esther K. Alpert
Hannah Abbott
Bert A. Betts
Sarah W. Betts
Chester Brown
Thelma R. Brown
Robert Browne

Rita Browne
Lawrence Bender
Verna Bender
Charles Bradley
Wm. C. Bandlow
Mrs. Wm. C. Bandlow
Charles Bradley
Virginia Bradley
George I. Baker
Mrs. George I. Baker
George A. Baker
Wilbur Bierly
C. Forrest Baxter
Helen Baxter
Card Baxter
Marian Batchelder
Lee Barr
Frances Barr
William Bartholomew
ida Bartholomew
Hattie eBck
Emmett Beebe
Tommy Beebe
George Bell
Dorothy Bell
Stanley Blake
Dr. Simon Brumbaugh, Jr.
Mary Lou Brumbaugh
Wesley Buttermore
Beth Buttermore
John Blaine
Gladyce P. Blaine
G. E. Boltz
Dorothy Boltz
Donald Brown
Wilma Brown
Alfred Cole
Phyllis Cole
Wilma Collins
Orin Collins
William Cox
Mrs. William Cox
James Clavell

Mrs. James Clavell
Henry W. Collett
Martha P. Collett
Bud Coffin
Mary Coffin
Rev. Donald Cooke
Coyle Blaine
Mattie Blaine
Wiley Cornelius
Raymond Carmondy
Barbara Cohenour
Mary Curl
Isaac H. Cass
Pearl Cass
Manuel Cesna
Mary B. Cesna
Bert Cosby
Harriet Cosby
Mike Calderone
G. R. Curry
Mrs. G. R. Curry
Harry Dedrick
Mrs. Harry Dedrick
George Dickenson
Louise Dickenson
Walter Delinger
Edith Delinger
Albert Delinger
Eleanor Delinger
John B Dail
Louise Dail
Tyler Drew
Martha E. Drew
Faye Danielson
William Danielson
Frank Dunton
Mildren Dunton
John Durham
Margaret Durham
Vroman J. Dorman
Mrs. Vroman J. Dorman
Benjamine Ella

Jeanette Ella
Howard Estes
Mrs. Howard Estes
Joseph Fielder
Mrs. Joseph Fielder
Rex Foster
Hazel Foseer
James M. Fetters
La Vern W. Fritz
Frances R. Faucher
Naoma E. Faucher
Frank Ferguson
Dorothy Ferguson
Rose Fernald
Mike Goetz
Laura Goetz
Robert Gauldin
Helen Gauldin
Frank B. Gigliotti
Mabeile P. Gigliotti
Max Goodwin
Ruby Goodwin
Perry Godfrey
Mrs. Perry Godfrey
Bird Garrett
Myrtle Garrett
A. Merle Garber
Beatrice Garber
Marguerite Gasciogne
Raymon Graham
May Graham
Richard F. Cascoigne
Mrs. Richard F. Gascoigne
Robert Gietzen
Mrs. Robert Gietzen
Lueher Hussey
Mary Hussey
Lois Heiserman
Raymon Heiserman
Mildred Heubsch
Alfred Heubsch
Robert Hogan

Emily Hogan
James Hopkins
Elizabeth Hopkins
Harold L. Hensley
Marguerite Hensley
Floyd Havens
Mrs. Floyd Havens
Clarence Halvorsen
Mary Halvorsen
Alice Hacker
Gabriel Herrera
Domitila Herrera
Robert Hausch
Marie Herder
Cmdr. W. W. Hacker
Ruth Hacker
Dick Hollingshead
Raymond Johnston
Yvonne Johnston
Robere Johnston
Alice Johnston
Gladyce Jones
Donald Johnson
Sandra Johnson
Henry Jensen
Joyce Jensen
Thelma Jordan
Lee Jordan
Ralph Kraft
Roberta Kraft
George Kraft
Kraft
Chas. H. Kitchell
Mrs. Chas. H. Kitchell
Ada H. Krimsky
George Kraft, Jr.
Christine Kraft
Mrs. J. Kelso
Thomas Keeton
Bernice Keeton
Robert Lucas
Vera Ludlow
Dorothy Louer

Paul Louer
Mrs. George Lenox
Marv Landesco
William Lee
Geraldine Lee
Ivan Lauritzen
Evelyn Lauritzen
B. J. Leonasio
Ina Leonasio
George Lenox
Mrs. Earl Lindsley
Dorothy Lindsley
Malter Lindsley
Edna Lowry
Joe Lowry
Ted Magnusson
Mrs. Ted Magnusson
Ada M. Marshall
Emmett E. Marshall
Jimmie Mc Clure
Charles D. Mc Kenzie
Mirlam H. Mc Kenzie
Lom Morrow
Lucy Morrow
Spencer Mc Kern
Viola Mc Kern
Father J. W. Mc Donagh
Grover Mc Mahon
Ethel Mc Mahon
Richard Milbrodt
J. B. Moranville
Rodger S. Martin
George Munn
Rod Mc Crae
Isbel Mc Crae
Eugene A. Norman
Marion D. Norman
Fred Northcutt
Leona M. Nothcomb

And hundreds of others whose names were omitted due to lack of time

Background for Incorporation Repeated For January 10 Voters

Several months ago, when it was seen that Incorporation had a good chance of coming to ballot, the Review asked Richard Milbrodt to do an unbiased study on the conditions of incorporation.

The study has since been commended by many persons in the field of civic administration, including the city manager and the assistant to the city manager of San Diego, O. W. Campbell and Orin Cope, respectively.

It has also been commended by the manager of our neighboring cities. Members of the board of supervisors have also stated that the study is a sincere and honest one.

Milbrodt is attending UCLA, where in three more years he will grraduate with an M.A. in public administration. He worked, for a short while, before starting to college, at the San Diego County Administration Offices.

Already, in spite of his youth, Milbrodt has had several flattering offers made for his services. He faces military service as soon as his college work is over, however.

For those who want to bring themselves up to date on incorporation's where-withalls, this series is reprinted.

An Editorial on Incorporation

By MAX GOODWIN

Most thinking people in Lemon Grove will join together to resist the plan the city of San Diego offers for annexing this community under the terms of a report handed to the San Diego city council last week.

Hardest part to take is the definition of boundaries by which the community would be split at the drainage divide which runs approximately along Grove and Kempf St. and over the hill toward Golden Ave.

That may not be important to those included in the proposed city limits, but a high percentage of our community residents toward the east would be relegated to the hapless condition of governmental impotency, a condition which the proponents of incorporation are atempting to escape.

The city report is not altogether a fair one. When it referred to 17 additional police officers as the result of Lemon Grove annexation, it failed to point out that most of these men would be used elsewhere. Lemon Grove only points up a long time need for police reshuffling and the additional men would be spread throughout the San Diego districts.

Nor is their evaluation of our Fire District correct. Present facilities were planned with an eye toward future expansion. A $5,000 addition to eventually be made will take care of this community for years to come. San Diego's claim that $68,000 worth of equipment and buildings would have to be added does not check out with the State Fire Underwriters viewpoint which gives Lemon Grove the highest efficiency rating possible, and gives residents the lowest

This is a reprint of an editorial published in the Lemon Grove Review September 9, 1954, when a possibility of annexation to San Diego existed.

Only minor changes, to update it to present conditions, have been made. It is offered as a guide to those who follow the advice of the Review for voting.

($3.75) fire rate. One lower rate is possible but that will come only when more fire hydrants are installed. The community pays for the hydrants, annexed or not.

As an annexed part of San Diego, Lemon Grove would be immediately eligible for a city sales tax and parking meters, the income from which would pour into the San Diego city treasury. Such things as our roads, which they claim has one-thirtieth of a mile, or less than half a block up to city standards, would have to be brought up to that standard at the expense of the local property owner in order to qualify for city upkeep and repair. This situation certainly does not speak well for the county road department.

Where annexation will hurt the most is in the pocketbook of those least able to meet the cost . . . those with a houseful of kids. San Diego does not afford transportation to students and should Lemon Grove's school system become a part of San Diego's, parents will have to lay $2.10 on the line every month for each youngster attending the San Diego school system. More than that, the city board of education said they would resist any further annexation unless the annexed area agreed to share a pro rata share of San Diego schools' bonded indebtedness. That would obviously be added to the present Lemon Grove school bonds costs.

Nor does the city propose to solve our sewer problems. This will remain the problem of the individual and collective property owners as it is now.

The report on annexation was requested by a group of local business men and property owners because San Diego had been nibbling off chunks around the edges of the community. Every such bite throws a heavier tax burden on those in the various taxing districts which make up the community.

To dramatize this situation to the ridiculous, let's imagine being nibbled away to a population of 1,750 residents instead of 17,500 as there are now. The remaining souls would still be responsible for a fire department, for example. While the department might not be so large, the expense would possibly be cut as much as 50%, but that would be charged against 10% of the present population and the district taxes would rise astronomically.

That is the reason all groups and organizations which have been active in community affairs state categorically that there can be no status quo, or, an unincorporated county area as we now stand. Community planners and most thoughful residents are in agreement on this point. There can be no status quo, there should be no annexation!

That leaves only one alternative, that of incorporation, and the REVIEW believes this to be the only solution to our difficulties. Incorporation may cost more money, but not much. It will cost the average home-owner about $5 to $8 a year more. For this he will enjoy better police protection; better roads and cleaner streets; a city council dedicated to working for the community as opposed to county; a possible city manager who will work out community problems with the supervisors and county planners where needed; a local office for permits, licenses and other civic necessities.

Councilmen are required to serve without pay, unless you want to vote them a salary. A maximum tax rate of $1 is all that is permitted a corporate city by law. This would include our fire district taxes and would probably cover trash and garbage disposal, for which we now pay separately.

Obviously, incorporation is not a sinster affair, otherwise it would not be so popular with the thousands of communities now enjoying it.

What's more, it tailors city government right to the needs of the community it serves. Additionally, some of the tax money being used across the county would be nailed down for the city of Lemon Grove.

Those who have trucked down to Civic Center for various needs will know what we mean when we plead for a form of city government that will serve our people on a personal basis rather than in the disinterested fashion we experience downtown at present.

For those of us who wear the San Diego County Governmental Run-Around Medal, with the Brush-Off Cluster, that means a lot.

QUESTIONS AND ANSWERS

Continued from Front page

Tract will construct over 600 homes and businesses creating more assessed valuation and a greater potential than Vista La Mesa will ever produce. Only $3000.00 has been lost in property taxes by the withdrawal of Vista La Mesa.

17. Is it true that Incorporation is a businessmen's movement?

No, Incorporation is NOT a businessmen's movement. It is not for the benefit of the businessmen.

It is true that many small independent businessmen are for incorporation, but this is not only because they are businessmen. These same men own their own homes and are raising their children in this community. They want it to become a good place to live as well as a good place to do business.

18. Why does big business oppose Incorporation?

Most of the commercial and business property in Lemon Grove is owned by a few families.

The price charged by them for commercial rentals is big city prices. They fear and fight incorporation because it would require them to return some of their profits to the people and would require them to help pay for adequate recreational and police programs.

19. What groups support Incorporation?

Junior Woman's Club
Chamber of Commerce
Fire Commissioners
School Board
Swimming Pool Comm.
Lions Club
Kiwanis Club
Business Women
Baptist Church
Social Action Comm. of the Congregational Church
Lionesses and Kiwanionnes
Fire Auxiliary and Reilef Association
Eight School Administrators
Catholic and Protestant Clergymen, scores of business and civic leaders and hundreds of residents who have signed the petition.

20. Do the councilmen get paid?

No, they do not. The people of Lemon Grove must vote on whether or not the councilmen receive any pay. Even then, they are forbidden by state law to receive pay during their term of office.

WHAT IS INCORPORATION

By RICHARD MILBRODT

This series of articles will be as informative as possible and as objective as one person can be. Factual material is being gleaned for this series from available texts in the field in addition to prevailing laws and statutes. For the convenience of any readers that may wish verification to the statements presented here, or more immediate answer to the subject, the following references are suggested: **Incorporation-Annexation,** by Stanley Scott, U. of Calif. 1953; **How the Cities Grew,** by Richard Bigger, Haynes Foundation, 1953; **California Local Government,** Bollens & Crouch, U. of Calif., 1953.

What is incorporation? It is the process of creating a city in an area where none existed. The necessary steps for bringing about such a move is clearly and precisely defined by state law, as is practically every step a city need take in producing services for its citizens once created.

Before going into some of the details of incorporation, it might be well to review the steps in formation. The first three steps, describing the boundaries of the proposed city, securing approval of same, and circulation of a petition calling for an election on the issue, have already been completed by local proponents of incorporation. The next step is to file the petition with the Board of Supervisors who check the petition to see if the required number of signers have signed. This number is 25% of the total number of persons owning land within the boundaries of the proposed city. Collectively they must own 25% of the land value of the area. If this requirement has been met, the petitioners must post a sum (set by the Board of Supervisors) to cover printing costs. A series of public hearings, not to exceed 60 days, is then held to enable the Board to determine public sentiment in the area. Following the hearings, the Board calls for an election. At that election only one question appears on the ballot: Shall the City of Lemon Grove be incorporated? A simple majority decides the issue either way.

Incorporation Polling Places Listed

Polling places will be:

Precinct No. 1, 6990 Waite Dr.;
Precinct No. 2, 3991 Massachusetts Ave.;
Precinct No. 3, 7460 Waite Dr.;
Precinct No. 4, 3445 Massachusetts Ave.;
Precinct No. 5, Leawood Hall, 7150 Broadway;
Precinct No. 6, 3246 Citrus St.;
Precinct No. 7, 6901 Central Ave.;
Precinct No. 8, 7220 San Miguel;
Precinct No. 9, 3297 Buena Vista;
Precinct No. 10, Woman's Club, 2810 Broadway;
Precinct No. 11, 7422 Tweed St.;
Precinct No. 12, School Cafe, 7259 San Miguel;
Precinct No. 13, 7309 Beryl St.;
Precinct No. 14, 1600 Colfax Dr.;
Precinct No. 15, 1727 Skyline Dr.;
Precinct No. 16, Church, 1849 Englewood Dr.;
Precinct No. 17, 1815 Ensenatas St.;
Precinct No. 18, 2121 Englewood Dr.;
Precinct No. 19, 2317 Edgerton Dr.;
Precinct No. 20, 2350 Golden Ave.;
Precinct No. 21, V.F.W. Hall, corner of Imperial and Lincoln;
Precinct No. 22, 8425 Golden Ave.;
Precinct No. 23, Lemon Grove School Cafetorium, School Lane;
Precinct No. 24, 7971 Broadway;
Precinct No. 25, 8296 Golden;
Precinct No. 26, 3850 Quarry Road.

In addition to deciding on forming a city, voters will name five men to the city council, elect a clerk and a treasurer and at the same time decide whether or not the city shall have a city manager type form of government.

HERE'S WHY THEY'RE CALLED SIXTH CLASS CITIES

It may be interesting to note why these cities are known as sixth class rather than by some other name. Originally there were some 29 classes of cities in California, each class determined by the size of population in each city. A different set of laws applied for each class. For example, cities of the third class had three man councils; fourth class cities four men, and so on. Such a system became very complicated as can be readily understood. Ultimately the largest number of cities were sixth class because of their size and the fact that the best group of rules belonged to that category. Then the system was changed, sixth class laws revised and all cities nominally placed there.

Optional Plans

We also mention two optional plans of operation for a city, the manager plan or the council plan. Under the latter each councilman assumes responsibility for one or more departments of the city. He then becomes the head of that department as well as being a councilman. Under the manager plan, one man is responsible for the overall administrative operation of the city. He is given authority to appoint department heads, wide discretion in budgetary matters, and full responsibility for the management of city affairs.

Since the council appoints the manager, who serves only so long as his work pleases the council, the city council in no way should lose final control over the city operations.

Principally because of the extensive adoption of the manager plan, few arguments have been voiced against it. One was mentioned last week, the high salary usually paid to such a person. Other objections are that too much authority is placed in one individual. Also, some feel that since the council is elected, its members should directly participate in managing the city. One reason given for this argument is that direct participation enables the councilmen to better know what is going on, to keep close tab on the operations, and that the voters can have an easier method of securing specific services.

Council Control

Proponents of the manager plan claim that wide authority has to be vested in one person if satisfactory results are to be achieved, and that as long as the council appoints the manager they still have complete control. It is also stated that high salaries are necessary if competent people are to be obtained. A manager is also justified on the grounds that it relieves councilmen, who are usually just serving part time in that capacity, from the detailed minutae of administration; prevents political tampering with city affairs; and that a good manager can and will keep councilmen fully informed of all the facts they need to know. On the latter point, centralizing administration, it is claimed, allows the council to be better informed on the overall city than if each were involved in administering a specific part of the city.

Open Meetings

The frequency of council meetings is up to the council, but must be held at least once a month. All meetings must be open to the public; "star chamber" sessions being prohibited. The duties of the council are to pass and enforce ordinances "enacted for the well being of the citizens of its city," according to the Government Code. This allows large freedom for the council in considering what to do. Several definite items, however, are required by law and must be done. One of these is to establish a budget each year, establish the tax rate within the legal limit, and provide basic services of police and fire profection. Thus, if a city did nothing else, it would have to provide for police and fire protection. Maintenance and repair of city streets has recently become a municipal obligation, this being one reason for the creation of gas tax refunds to cities.

A fiscal year usually starts on July 1, ending June 30. If this calendar is adopted, law specifies that the budget must be adopted no later than the first Tuesday in June. The tax rate must be set no later than the first Tuesday in August. The tax rate must be high enough to balance the budget after all other revenues are considered. But, the tax rate for sixth class cities cannot be more than $1.00 per $100 assessed valuation for general fund purposes without prior approval of the electorate. If the one dollar tax rate is being used for general fund outlays, a few exceptions exist for which the city council may levy a larger amount without first placing the question on the ballot. The exceptions are to provide operating expense of a library, a retirement plan for municipal employees, and flood control projects within city limits.

Thinking citizens will vote YES for incorporation Monday.

MANY SERVICES AVAILABLE -- MAXIMUM RATE IS $1

We have said that no more than $1.00 per $100 assessed valuation can be levied for general fund purposes. Perhaps it would be helpful to explain what is meant by the term general fund.

Practically all municipal expenditures are out of the general fund. That is to say that nearly all revenue is lumped together in a pool. From this collective total, payments are made for basic services. Basic services are those that effect the city as a whole such as fire, police, and health services. Special services for particular areas of a city are usually paid for separately by the people effected. Not only is this done because of the law which specifies usage of general fund money, but because of equity.

Construction of curbs, sidewalks, and similar improvements are undertaken by the people that want them through the city. Thus the city may be helpful in supervising the work, establishing uniform standards, etc., but the city taxpayers as a whole cannot be called upon to pay for specific improvement to sections of the city. In addition, any bond issues that the voters may feel necessary to pay for some capital outlay project is an expense carried separately from general fund items. Thus a bond issue repayment may be added to the maximum permissible $1.00 city tax rate.

Revenues Varied

So far we have only been discussing property tax as a revenue for municipal services. While property tax is one of the largest revenue sources, it is diminishing in some cities, and is definitely only one of several sources.

The sales tax is one of the most lucrative taxes, especially in California cities where the tax has been more widely used than anywhere else in the United States. Common practice is to levy ½ of one per cent in addition to the statewide levy of three per cent on taxable items. In some cities the return from sales tax has produced more than property tax. This is justified by economists who claim the sales tax reaches more people than the property tax, thus distributing the tax burden more fairly.

Business licenses, dog licenses, fines, forfeitures and penalties are other devices of collecting revenue for the city. In addition there are some taxes collected by the state and returned to the area from which they are collected.

One of these is gas tax. The gasoline tax is not disbursed to the general fund, which is the reason we said **nearly** all revenue goes to the general fund. Gas taxes are specifically allocated for street and road construction and repair. The state legislature has set a formula for the disbursement of gasoline taxes as well as the expenditure of them by the cities on the receiving end. The gas tax is returned to each city on the basis of $2.94 per person. Of this total, ⅝ must be spent on maintenance and repair, ⅜ on new construction.

18,500 Estimate

Personal property tax on motor vehicles is also collected by the state and returned to areas from which collected. The basis for this return is $4.61 per person. (The law also specifies the method of determining how many persons in an area for the purposes of distributing the above named funds. This method is to multiply the number of registered voters by three. The resulting figure is the official population. In Lemon Grove, with slightly more than 6000 registered voters, would have an official population of about 18,500.) This motor vehicle in lieu refund is not specifically allocated as is gasoline tax.

One other source of revenue for newly incorporated cities is the so-called Christmas Tree Fund established by the state legislature in 1945 to encourage local public works construction. (Set up to last for ten years, the fund expires June 30, 1955. About $5 million remains in the fund.) The The maximum grant from this source is $10.00 per person. While the money is a gift to the applying cities, it must be spent for public works—city offices, police stations, etc.—and sometimes is apportioned on a matching basis.

Questions Answered

So much for some basic facts. We shall now try to answer some questions submitted to us on the subject. If we do not answer yours, send it in and, as permits, we shall.

How many policemen will we have? To answer as many as is needed is said to be no answer by some. But this is precisely what will happen. The manager, working with the police chief and the county, will establish a minimum working force for the first fiscal year. (It should be noted that due to the time involved in recruiting men, obtaining equipment, etc., it would probably be six months after incorporation before the police department would be functioning.) From this first basic group, the citizens and the incidence of crime will determine how many more are needed. If the citizens request additional men, frequently call upon the force for services, or if the case load of arrests turns out to be greater than originally anticipated, the staff will be increased accordingly. Police service would be tailored to the needs of Lemon Grove, a factor that should be considered when measuring the advantages of incorporation versus annexation when the latter offers immediate police protection and a large reserve of men and equipment if needed as being arguments against incorporation.

WHAT HAPPENS TO SCHOOLS UNDER A SIXTH CLASS CITY?

What will happen to our schools? Nothing. We have had so many questions regarding the future of our many special districts, this may be a good chance to answer the question once and for all. Incorporation will have no effect at all on any of the special districts except fire. The list includes the high and elementary school districts, hospital, fire, water, sanitation and lighting.

It is very likely that the city if incorporated would take over operation of the fire district, but it is not necessary. This since the city, as explained earlier in this series, must by law provide fire protection to its citizens. If the city built and equipped its own station we would then have two fire systems, not a very practical situation. Conceivably the city could contract for fire protection from the special district, but this would in effect be the same as taking it over. Therefore, for administrative expediency it is likely to expect that the city, if incorporated, would dissolve the fire district and assume its assets and liabilities. Such authority is vested in the act establishing the district.

What would people in the fire district but outside the corporate city limits do for fire protection if the district was dissolved? These areas would have to arrange for continued fire protection if they wanted it since dissolution would remove fire protection from any area outside the city limits. Arrangements could be made on a contract basis to the city of Lemon Grove or any other authority such areas would feel could provide them suitably. Such a contract fee would be paid by the same method and at the same rate as the current fire district special assessment.

Tax Cost More

Will the city cost me more in taxes than I now pay? Yes, it will. But the reader should not stop there. Advocates of incorporation can demonstrate that certain savings will be effected in payments other than taxes. There are also other expenses than taxes involved in annexation, such as transportation fees for school children. There are also greater taxes, and related costs, in sight if no move at all is made. The thing for each individual to decide is if the package of services offered by incorporation, including some benefits not readily measurable in dollars and cents, is worth any additional cost that may accrue.

In addition, it is well to remember that property taxes are not the sole means of revenue for a city and that in addition to a city tax rate that may increase taxes, some savings will be effected to every home owner. One of these is reduction of gas and electric rates. An incorporated city is entitled to a slightly lower rate schedule for both utilities than is an unincorporated area.

How many cities are there in California? And how many have been incorporated in the last five years? There are 308 cities, six forming since 1949.

Since the tax rate is legally held at no more than $1.00 per $100 assessed valuation, isn't it possible for the city to raise the assessed value in order to get more tax money?

Theoretically this can be done. Politically it would not be a popular thing for the council to do. At the present time there are no cities in this county, and only two of 47 cities in Los Angeles county, doing its own assessing. Although cities are permitted to do so, it means dual assessment crews, rolls, and work since the county must determine assessed value for its purposes. Therefore, cities frequently adopt the roll as set by the county for the area within its boundaries. The service charge for this practice is obviously far less than the cost of an independent assessment scheme.

Tax Rate Eyed

Until La Mesa obtained a city manager, that city arbitrarily increased the county determined valuation before applying the tax rate. At one time the increase was 10% greater than original county values. What this meant was that house owners paid county taxes on their property at a lower value than was charged for city taxes. This practice is now abandoned.

When a city utilizes county tax rolls, it also can use the County Tax Collector to collect the taxes, again saving dual work and added cost. It is reasonable to assume that were Lemon Grove to incorporate it would follow in the pattern of the other county cities. In that case, values would be assessed by the county (just as now), the city tax rate levied by the city council (within the legal limit), billed by the county simultaneously with other levies, and collected by the county. Monies collected thusly are reimbursed to the city treasurer.

It should be pointed out that while all county cities utilize the county for these services, some cities do their own collecting because of their physical distance from the county offices. One such city is Oceanside.

COST IS SMALL PROBABLY LESS THAN PRESENT

Let's use the anonymous family of Jack Brown for example. Jack and his wife have three children and own a two year old, three bedroom home in Lemon Grove. Built at a cost of $13,500, the total assessed value of the Browns' land and improvements (including home and trees) amounts to $7000.

Annually Mr. Brown pays a trash bill of $18, a utility bill of $120.00, and a tax bill of $417.90 which includes the full number of special districts familiar to all. His total annual bill then amounts to $555.90.

With incorporation the tax bill will have a new addition, the city tax of Lemon Grove, estimated to be .68 per $100 assessed valuation. But this does not increase his annual bill paying headache. Due to the mechanics of arithmetic and application of advantages derived from incorporation, the Brown bill after incorporation breaks down to a utility bill of $116.80, no trash bill, and a tax bill of $429.10; a total of $545.90 for a total saving of $10.00.

TAX BILL
(Using 1953 Rates)

Before Incorporation

Hospital District	$ .20
Lemon Grove School	2.30
County General	1.97
Lemon Grove Sant.	.49
Lemon Grove Fire	.52
Misc. Water Authorities	.42
County Library	.07
TOTAL	$5.97

Per $100 Assessed Value
After Incorporation

Hospital District	$ .20
Lemon Grove School	2.30
County General	1.97
Lemon Grove Sant.	.49
Misc. Water	.42
County Library	.07
Lemon Grove City	.68
TOTAL	$6.13

Per $100 Assessed Value

The .68 cent tax rate means that the Brown family pays $47.60 to the city of Lemon Grove once a year for enjoyment and benefits of the services provided.

If a further breakdown is desired to show how the family pays and exactly what it receives, it may be interesting to note that police protection to his home and children costs Brown $8.57 a year; fire protection slightly more, and it only costs him $2.05 yearly for the purchase, maintenance and operation of the park where his children play.

Dear Editor:

Continued from Front page

take from Red O'Malley, his ghost writers and followers?

In their malicious insinuations they constantly refer to a nebulous clique of high-binders and unscrupulous men and women who are trying to cheat the people of Lemon Grove out of their birthright.

Just who are the members of this so-called clique? Among them are six of your ministers (including both Roman Catholic and Protestant, your respected Judge, your Superintendent and the other seven administrators of the Public Schools, all four of your school board members residing in the proposed city, your three fire commissioners and the members of the fire department, your Postmaster, you the Editor of our only locally printed newspaper, most of the business and professional people who have in the past few years worked for the good of the community and a host of other tax-paying citizens of Lemon Grove.

Americans have always been noted for their sense of fair play. I am herewith appealing to this sense of fair play in the people of Lemon Grove. Whether they are at present for or against incorporation I appeal to them not to impugn the integrity of the people they have chosen or elected to be the leaders of their community.

It is a rather bitter pill to swallow to have spent the tremendous amounts of hours, energy and money working for what we are convinced will be for the good of our community and then to have people follow the lead of "rumor-mongers" in slapping us in the face as a reward.

By the way, if Red O'Malley is so interested in Lemon Grove where has he been in the past six and one half years? As you well know there has scarcely been a community project that I have not cooperated with since I came to Lemon Grove in 1948. I have never seen him among the volunteer workers of Lemon Grove.

Yours for an incorporated and forward moving Lemon Grove.

Dan Apra, pastor
Lemon Grove
Congregational Church

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